



Chick-fil-A

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• BUILDINGS • EARTH & ENVIRONMENT • ENERGY •
• INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY



CHICK-FIL-A
ERIN MILLS TOWN
5100 Erin Mills Parkway
Mississauga, ON

FSR#30088

BUILDING TYPE / SIZE: IP02

RELEASE: XXXXXXXX

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
J	2025-10-23	FOR REVIEW
K	2026-03-02	FOR ZBA/SPA

CITY # PAM-25-93 REGION # Cxx
CONSULTANT PROJECT # BRM0023002042-L10
PROJECT STATUS ZBA/SPA
DATE MAY 2025
DRAWN BY T.M.

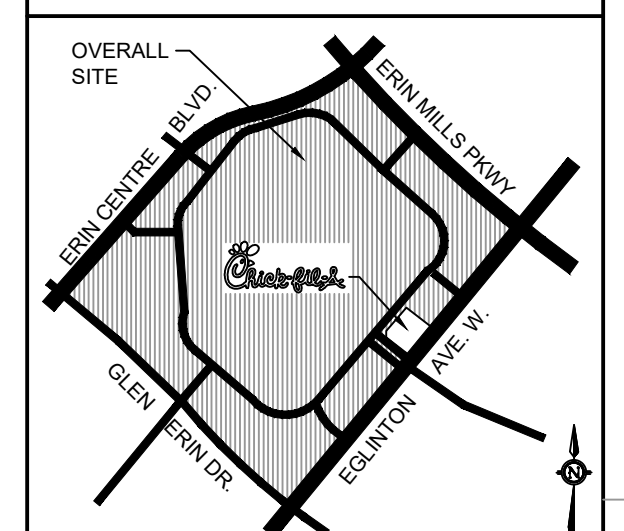
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SHEET

SITE PLAN

SHEET NUMBER

A100

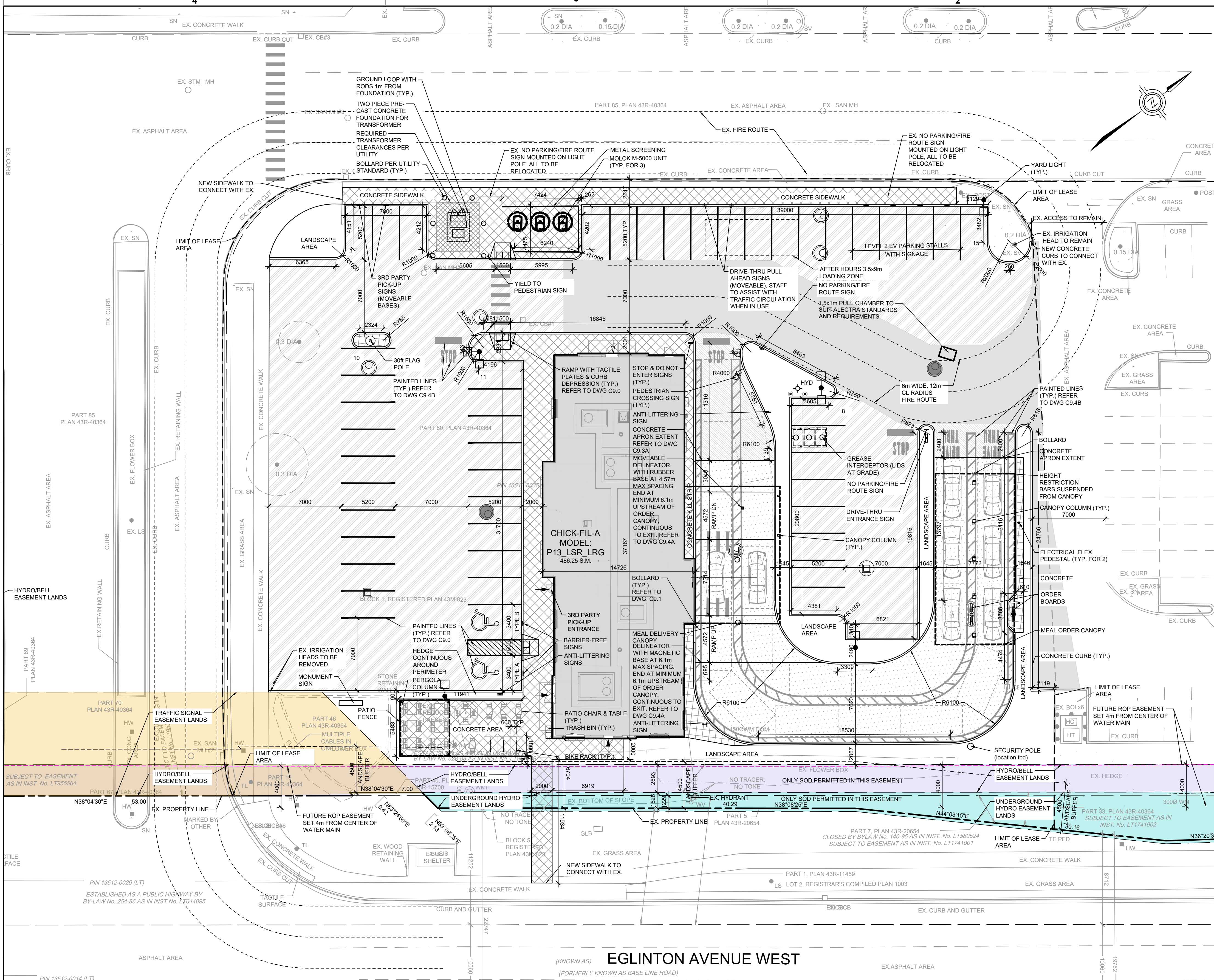


KEYPLAN (NTS)
PART 80 PART 5 PLAN 43R-15700
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

ITEM	QUANTITY
PATIO SEATS	36
DRIVE-THRU VEHICLES @ 3.0x6.0m	17
ENTRANCE TO PICK-UP POINT	5
PICK-UP POINT TO EXIT	13
ORDER POINT TO PICK-UP POINT	22
TOTAL STACK	47

DEVELOPMENT STATISTICS		
SITE IS DESIGNATED MIXED USE AND LOCATED WITHIN THE CENTRAL ERIN MILLS MAJOR NODE. THE SITE IS ZONED GENERAL COMMERCIAL C3		
BUILDING TENURE: <21 YEARS		
WIDTH OF LOT AT STREET LINE: ~640m		
EXISTING CONDITION	REQUIREMENT ZONING BY-LAW	PROPOSED
EXISTING LOT AREA		486.25m ²
CFI GFA		0.1
FSI		6.70m
MIN. FRONT YARD SETBACK	4.5m	EXCEEDS 4.5m
MIN. EXTERIOR SIDE YARD SETBACK	4.5m	EXCEEDS 4.5m
MIN. INTERIOR SIDE YARD SETBACK	4.5m	EXCEEDS 4.5m
MIN. REAR YARD SETBACK	4.5m	EXCEEDS 4.5m
MAX. BUILDING HEIGHT - FLAT ROOF	16.5m & 4 STOREYS	6.4m & 1 STOREY
MIN. DEPTH OF LANDSCAPE BUFFER MEASURED FROM A LOT LINE THAT IS A STREET	4.5m	4.5m
SETBACK FROM MAIN ENTRANCE	LAST STACKED VEHICLE SPACE SHOULD BE 16.0m MIN. FROM THE DRIVEWAY MIDPOINT	~29m
RESTAURANT STACKING	MIN. 3m WIDTH ABUTTING PARKING 1.2m LANDSCAPE BUFFER REQUIRED. MIN. 10 STACKING	STACKING 3.0x6.0m. 2.2m CONCRETE ABUTTING PARKING. 22 TOTAL STACK
PAVED AREA (CONCRETE & ASPHALT AREAS)	10% OF REQUIRED PARKING = 4 (LEVEL 2)	7.0m MIN. 4 STALLS (2 DUAL CHARGING LEVEL 2)
REFER TO DWG. A101 FOR ADDITIONAL STATISTICS		

LEGEND	
AN	EX. ANCHOR
BOL	EX. BOLLARD
CB	EX. CATCH BASIN
CJB	EX. TELEVISION JUNCTION BOX
GLB	EX. GROUND LEVEL BOX RECEPTACLE
HP	EX. FIRE HYDRANT
HR	EX. HYDRO POLE
HT	EX. HAND RAIL
HT	EX. HYDRO TRANSFORMER
HW	EX. HAND WELL
HW	EX. MANHOLE
OH	EX. OVERHANG
SN	EX. SIGN
SN	EX. SIDE INLET CATCH BASIN
SCB	EX. WATER SPRINKLER VALVE
SV	EX. TELEPHONE CHAMBER
TC	EX. TELEPHONE PEDestal
TE PED	EX. TELEPHONE JUNCTION BOX
TJ	EX. TELEPHONE JUNCTION BOX
TL	EX. TOP OF SLOPE
TOS	EX. TRAFFIC LIGHT
WV	EX. WATER VALVE
---	PROPERTY LINE
---	EX. CONC. CURB
---	EX. OVERHEAD HYDRO
---	TRAFFIC SIGNAL EASEMENT LANDS L1955566
---	UNDERGROUND HYDRO EASEMENT LANDS L1741001
---	HYDROBELL EASEMENT LANDS L1955564
---	NEW CONC. CURB
---	NEW CURB CUT/DEPRESSED CURB
---	PUBLIC ACCESS ENTRANCE
---	EMPLOYEE ACCESS POINTS
---	NEW HYDRANT
---	NEW YARD LIGHT
---	HIGH ALBEDO COATED LIGHT DUTY ASPHALT
---	LIGHT DUTY ASPHALT
---	HEAVY DUTY CONCRETE
---	LIGHT DUTY CONCRETE
---	HEAVY DUTY ASPHALT
---	STEEL BOLLARD (SEE DWG. C9.1 & C9.4B)
---	MAGNETIC BOLLARD (SEE DWG. C9.4A&B)
---	RUBBER BASE BOLLARD (SEE DWGS. C9.4A&B)
---	FUTURE LIMIT OF ROP WATER MAIN EASEMENT



EGLINTON AVENUE WEST
(FORMERLY KNOWN AS BASE LINE ROAD)

(A) PARTIAL SITE PLAN
SCALE 1:200

- GENERAL NOTES:**
- DO NOT SCALE DRAWINGS
 - ALL ELEVATIONS ARE IN METRES, UNLESS NOTED OTHERWISE.
 - ALL DIMENSIONS ARE IN MILLIMETRES, UNLESS NOTED OTHERWISE.
 - DRAWING PRODUCED FROM SURVEY BY J.D. BARNES LTD. DRAWING 25-12-117-00 DATED 2025-05-04.
 - ALL DIMENSIONS MUST BE VERIFIED BY THE GC PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF CHICK-FIL-A'S REPRESENTATIVE.
 - ALL WORK IS TO BE COMPLETED AS PER PROVINCIAL AND LOCAL REGULATIONS.
 - DRAWINGS ARE TO BE USED IN CONJUNCTION WITH SPECIFICATIONS.
 - EVERYTHING TO BE CONSIDERED NEW UNLESS NOTED OTHERWISE.
 - MAKE GOOD ALL AREAS DISTURBED DURING CONSTRUCTION.
 - GC IS RESPONSIBLE FOR ALL LOCATES BEFORE CONSTRUCTION START.

- CITY NOTES:**
- THE FIRE ACCESS ROUTE WILL BE DESIGNED TO SUPPORT THE LOADS IMPOSED BY FIREFIGHTING EQUIPMENT.
 - THE FIRE ACCESS ROUTE WILL HAVE A CHANGE IN GRADIENT NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15m.

- CITY OF MISSISSAUGA ACCESSIBLE PARKING SIGN PER BY-LAW 10-2016 TO BE INSTALLED. REFER TO DRAWING C9.3A FOR DETAILS.
 - IF THE FINAL COURSE OF ASPHALT PAVING IS DELAYED, INSTALL A TEMPORARY LIFT OF ASPHALT AT RAMPS OR CURB CUTS TO PROVIDE BARRIER-FREE ACCESS.
 - ANTI-LITTERING SIGNS TO BE INSTALLED.
- CITY GENERAL NOTES:**
- I HEREBY CERTIFY THAT THIS DRAWING CONFIRMS IN ALL RESPECTS TO THE SITE DEVELOPMENT PLANS ARCHITECT OR ENGINEER'S SIGNATURE (IF APPLICABLE) AND PROFESSIONAL SEAL.
 - THE CITY OF MISSISSAUGA REQUIRES THAT ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DIVISION AS PART OF AN APPLICATION FOR THE ISSUANCE OF A BUILDING PERMIT SHALL BE CERTIFIED BY THE ARCHITECT OR ENGINEER AS BEING IN CONFORMITY WITH THE SITE DEVELOPMENT PLAN AS APPROVED BY THE CITY OF MISSISSAUGA.
 - ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.
 - ALL ROOFTOP MECHANICAL UNITS SHALL BE SCREENED FROM VIEW BY THE APPLICANT.
 - PARKING SPACES RESERVED FOR PEOPLE WITH DISABILITIES MUST BE IDENTIFIED BY A SIGN, INSTALLED AT THE APPLICANT'S EXPENSE, IN ACCORDANCE WITH THE BY-LAW REQUIREMENTS AND BUILDING CODE REQUIREMENTS.
 - THE APPLICANT WILL BE RESPONSIBLE FOR ENSURING THAT ALL PLANS CONFIRM TO TRANSPORT CANADA'S RESTRICTIONS.

- CANADA'S RESTRICTIONS.
- GRADES WILL BE MET WITH A 33% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.
- ALL DAMAGED AREAS ARE TO BE REINSTATED WITH TOPSOIL AND SOD PRIOR TO THE RELEASE OF SECURITIES.
- SIGNAGE SHOWN ON THE SITE DEVELOPMENT PLANS IS FOR INFORMATION PURPOSES ONLY. ALL SIGNS WILL BE SUBJECT TO THE PROVISIONS OF SIGN BY-LAW 0054-2002, AS AMENDED, AND A SEPARATE SIGN APPLICATION WILL BE REQUIRED THROUGH THE BUILDING DIVISION.
- ANY FENCING ADJACENT TO MUNICIPAL LANDS IS TO BE LOCATED 15 CM (6.0 IN.) INSIDE THE PROPERTY LINE.
- ONLY "SHIELDED" LIGHTING FIXTURES ARE PERMITTED FOR ALL DEVELOPMENT, EXCEPT FOR DETACHED AND SEMI-DETACHED DWELLINGS WITHIN 60 M (196.8 FT.) OF A RESIDENTIALLY ZONED PROPERTY AND MUST CONFIRM TO THE ENGINEER CERTIFIED LIGHTING PLAN.
- THE ENGINEER CERTIFIED LIGHTING PLAN MUST BE SIGNED BY THE CONSULTING ENGINEER.
- THE OWNER COVENANTS AND AGREES TO CONSTRUCT AND INSTALL "SHIELDED" LIGHTING FIXTURES ON THE SUBJECT LANDS, IN CONFORMITY WITH THE SITE PLAN AND ENGINEER CERTIFIED LIGHTING PLAN TO THE SATISFACTION OF THE CITY OF MISSISSAUGA.
- THE APPLICANT WILL BE RESPONSIBLE FOR ENSURING THAT ALL PLANS CONFIRM TO TRANSPORT CANADA'S RESTRICTIONS.
- THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 0.6 M IN HEIGHT OR ANY RETAINING

- WALL LOCATED ON A PROPERTY LINE IS TO BE SHOWN ON THE SITE GRADING PLAN FOR THIS PROJECT AND IS TO BE APPROVED BY THE CONSULTING ENGINEER FOR THE PROJECT.
- CONTINUOUS 15 CM HIGH BARRIER TYPE POURED CONCRETE CURBING WILL BE PROVIDED BETWEEN ALL ASPHALT AND LANDSCAPED AREAS THROUGHOUT THE SITE.
- ALL UTILITY COMPANIES WILL BE NOTIFIED FOR LOCATES PRIOR TO THE INSTALLATION OF THE HOARDINGS THAT LIES WITHIN THE SITE AND WITHIN THE LIMITED OF THE CITY BOULEVARD AREA.
- ALL EXCESS EXCAVATED MATERIALS WILL BE REMOVED FROM THE SITE.
- THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITIES RELOCATIONS NECESSITATED BY THE SITE PLAN.
- SHOULD THE INSTALLATION OF BELOW GROUND SERVICES REQUIRE HOARDING TO BE REMOVED, PLANNING AND BUILDING STAFF ARE TO BE CONTACTED PRIOR TO THE COMMENCEMENT OF SUCH WORK. SHOULD AN ALTERNATIVE SERVICE NOT BE POSSIBLE, STAFF WILL INSPECT AND DOCUMENT THE CONDITION OF THE VEGETATION AND SERVICING INSTALLATION IN ORDER TO MINIMIZE DAMAGE TO THE VEGETATION.

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2 March 2026